

TOWNSHIP OF BERNARDS **PLANNING BOARD**

MINUTES v3 **REGULAR SESSION** February 16, 2021

Chairwoman Piedici called the reorganization meeting to order at 7:33 PM.

FLAG SALUTE

OPEN MEETING STATEMENT

Chairwoman Piedici read the following open meeting and procedural statement:

"In accordance with the requirements of the Open Public Meetings Law of 1975, notice of this special meeting of the Planning Board of the Township of Bernards was posted on the bulletin board in the reception hall of the Municipal Building, Collyer Lane, Basking Ridge, NJ, was mailed to the Bernardsville News, Whippany, and to the Courier News, Bridgewater on January 20, 2021 and was mailed to all those people who have requested individual notice and paid the required fee.

"The following procedure has been adopted by the Bernards Township Planning Board. There will be no new cases heard after 10:00 p.m. and no new witnesses or testimony heard after 10:30 p.m."

ROLL CALL:

Members Present: Asay, Baumann, Crane*, Damurjian, Eorio, Esposito, McNally, Manduke, Mastrangelo, Piedici, Seville

Members Absent: NONE

Also Present: Board Attorney, Jonathan E. Drill, Esq.; Township Planner, David Schley, PP, AICP;
Board Planner, David Banisch, PP, AICP; Board Secretary, Cyndi Kiefer

*Present via telephone

APPROVAL OF MINUTES

December 8, 2020 – Regular Session - On motion made by Ms. Asay and seconded by Ms. Mastrangelo, all eligible in favor and carried, the minutes were adopted as drafted. Abstention for: Eorio, Seville (not members at that time)

December 8, 2020 – Executive Session – On motion made by Ms. Asay and seconded by Mr. Damurjian, all eligible in favor and carried, the minutes were adopted as drafted. Abstention for: Eorio, Seville (not members at that time)

January 19, 2021 – Regular/Reorganization Sessions – On motion made by Ms. Mastrangelo and seconded by Ms. Manduke, all eligible in favor and carried, the minutes were adopted as revised (Ms. Mastrangelo attended via telephone). Abstention for: Crane, Esposito (not present at that meeting)

January 19, 2021 – Executive Session – On motion made by Mr. Seville and seconded by Ms. Manduke, all eligible in favor and carried, the minutes were adopted as revised (Ms. Mastrangelo attended via telephone). Abstention for: Crane, Esposito (not present at that meeting)

COMPLETENESS HEARING

Fellowship Senior Living Inc.; Block 9301, Lot 33; 8000 Fellowship Road; Preliminary/Final Site Plan; PB20-005

Present: Jennifer Phillips Smith, Esq., Attorney for the Applicant
David J. Fleming, PE, Engineer for the Applicant

Mr. Schley stated that the Applicant has requested submission waivers for: a Letter of Interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP) and a project report/environmental impact assessment.

Jennifer Phillips Smith, Esq., attorney with the firm of *Gibbons PC*, Newark, NJ, entered her appearance on behalf of the Applicant and provided a brief summary of the application.

After outlining his professional qualifications for the Board, David J. Fleming, PE, engineer with the firm of *Marathon Engineering and Environmental Services Inc.*, Swedesboro, NJ, stated that as part of the proposed walking trail which crosses the wetlands area, the Applicant intends to apply to the NJDEP for a General Permit and an LOI at the same time so the Applicant's request for a waiver for an LOI is really a deferral to a later date.

In reference to the project report/environmental impact assessment waiver request, Mr. Fleming noted that a report had been issued in 2016 and that the proposed improvements would have no noticeable impact offsite.

Mr. Schley stated that waiving these items for completeness purposes would not preclude the Board from asking for them during the hearing if they become material. Both he and Mr. Banisch stated that they did not need the information to generate their reports.

A public hearing date of 04/06/2021 was confirmed.

Ms. Manduke moved to grant the submission waivers for completeness purposes. Ms. Asay seconded.

Roll call: Aye: Asay, Crane, Damurjian, Esposito, McNally, Manduke, Mastrangelo, Piedici, Seville
 Nay: NONE

Motion carried.

COMPLETENESS HEARING

Shaw, Adriane; Block 3301, Lot 3; 490 South Maple Avenue; Minor Subdivision, Bulk Variances; PB21-002

Mr. Schley advised the Board that all applicable checklist items had been submitted.

Ms. Asay moved to deem the application complete. Ms. Manduke seconded.

Roll call: Aye: Asay, Crane, Damurjian, Esposito, McNally, Manduke, Mastrangelo, Piedici, Seville
 Nay: NONE

Motion carried.

Mr. Crane recused himself from the following discussion. Deputy Mayor Esposito recused himself from the following discussion and left the building.

MASTER PLAN REVIEW

Referring to his memo dated 02/12/2021, Mr. Banisch stated that during its review of the Land Use Element for the 2020 Reexamination Report, the Board had deemed as important, the establishment of specific land use development options for the "Mining District" (M-1 Zone). In addition, the report asked that the Board address the changing demographic needs of the Township.

Mr. Banisch gave a brief history of the Millington Quarry (M-1 Zone) noting that extensive mining for over a century had resulted in a barren landscape which is now in the reclamation phase. He stated that since mining has ceased, per ordinance requirement, the permitted uses are the same as those permitted in the R-3 Zone and he opined that eventually it would most likely be developed as residential.

Using figures generated from the 2000 and 2010 censuses and from the 2019 5-year American Community Services (ACS) census estimate, Mr. Banisch stated that the findings indicate that, in Bernards Township, there is population growth in the older age groups and decline in the younger adult age groups. He opined that the Board should consider this trend as it reviews land development options for the M-1 Zone including alternatives to single-family detached residences. He then referred to a chart in his memo which illustrated that single-family detached residences generate significantly more traffic than other forms of development such as senior adult housing (both attached and detached), congregate care, assisted living and continuing care retirement communities. He noted that if the Board decided to adopt a downsizing housing development strategy, the development could consist smaller and more

numerous age-restricted units than the traditional single-family detached type of development which features bigger lots and larger homes housing families with children. Mr. Banisch suggested that, if the Board decides to move towards this option, it might want to include standards that promote open space, smaller lot sizes and less roadways.

A discussion ensued about the pros and cons of each type of development strategy including the effect of additional children on the school system and the impact of increased traffic. Mr. Banisch was asked to gather more information about age-restricted detached housing development options for discussion at the March 16, 2021 meeting.

Chairwoman Piedici noted that there are other aspects of the Land Use Element that require review such as permitted uses in the business zones.

Chairwoman Piedici opened the meeting for comments from the public either in person or via telephone.

Steven Chaikin, 47 Haas Road, (present) asked if any cost analysis had been conducted based on maintaining the entire property as open space. He also expressed concerns about potential traffic issues and the impact of higher density housing on the local fire departments.

Rita M. Zarabara, 147 Thackeray Drive, (telephone) expressed concerns about the M-1 Zone review. Mr. Drill responded that other land use zones would be examined during the course of the Board's review of the Master Plan, not just the M-1 Zone. Noting that these meetings are work sessions, he stated that when final action is taken on the adoption of the Master Plan, the hearings will be duly noticed, and all information will be available to the public for inspection.

Al LiCata, East Oak Street, stated that a study had been conducted on the Millington Quarry property in the early 2000's which concluded that once mining ceased, 2-acre zoning would be the best option for property. He felt that it is still the best option.

Todd Edelstein, 172 Riverside Drive, expressed concern that if more age-restricted units are constructed, it might potentially hurt the existing age-restricted developments by "flooding the market."

Hearing no further comments from the public either present or via telephone, that portion of the meeting was closed.

Mr. Crane re-entered the meeting via telephone.

COMMENTS FROM MEMBERS

Chairwoman Piedici stated that the Lighting/Landscape Committee had conducted a site visit at night at the Crown Court development and found that the landscaping and the lighting were consistent with the approved plans.

Mr. Crane commented that there are a lot of noncompliant lots in the Township and opined that this should be the subject of a review.

COMMENTS FROM STAFF – None

ADJOURN

On motion by Ms. Mastrangelo, seconded by Mr. Damurjian, all eligible in favor and carried, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Cyndi Kiefer, Secretary
Planning Board

Adopted as revised 03-02-2021

02/24/2021 dskpjd